

6.0.0.0: Land Use

Vision Statement

Long County recognizes the importance of land use planning and will promote the orderly development of land to accommodate growth.

Introduction

Land use and development patterns are the result of interaction between demographic trends, economic circumstances and social attitudes. Technological changes in areas such as transportation and construction, and the availability and cost of land, water, and energy also influence existing development patterns.

The purpose of the Land Use element is to ensure that the distribution of land uses meets the future economic, social, physical and environmental needs of Long County. The Future Land Use map can assist local governments in making development decisions that complement long-term goals established throughout this plan and avoid the emergence of inefficient development patterns.

Since the adoption of the Joint Long County Comprehensive Plan in 1994, the county has experienced relatively high growth rates. Overall, the county remains a rural area and has not experienced the suburban growth seen elsewhere in the region. This chapter links other elements of the plan to create a vision for the future of Long County, and provides direction for managing anticipated growth.

6.1.0.0: Inventory

Existing Land Use

The current land use map was generated by obtaining as much information as possible from aerial photographs supplemented by field investigations by the County Administrator who has close familiarity with county land utilization. This analysis represents only a summary and generalized pattern of the existing land uses. The following land use categories are used for the current land use map:

Residential. The predominant use of land within the residential category is for single-family and multi-family dwelling unit organized into general categories of net densities. In the City of Ludowici residential land uses appear along every street and road corridor. Even along U.S. Highway 84, a four lane arterial corridor, are pockets of residential dwellings sprawled from one side of the city to the other. It is potentially dangerous to permit development along major traffic corridors. However, many of these dwellings were in existence prior to the widening of U.S. #84 and since there are no building or land development regulations like zoning or subdivision regulations, there is no way to prevent such development.

Throughout the unincorporated areas of the county many high volume traffic corridors are littered with sprawling residential development. Most of this residential development is a result of spill over settlement created by the re-activation of Fort Stewart. A portion of Fort Stewart covers the northern end of the county. The main entrance is in Hinesville just north of the Long County-Liberty County line along U.S. Highway #84, which is a four-lane highway. Commercial and industrial development is preferred along four lane corridors. At a minimum residential development along four lane corridors should be in clusters with limited access and set back a significant distance from the high volume traffic corridor.

Many residences are beginning to appear along un-paved roads though-out the unincorporated areas of the county. Un-paved roads are not designed to accommodate residential development beyond a minimal density. More than ten residential units along one mile of unpaved roads will create much more demand for road maintenance. In most rural countries dirt roads were created so that tractors can get from field to field and not for passenger cars, mail delivery trucks, fire trucks and ambulances. In a normal rainstorm event, an unpaved road one mile in length with more than ten units will become impassible at its entrance by most common passenger vehicles. Both subdivision regulations and a zoning ordinance can be used to limit development along un-paved roads.

There is a significant amount of residential development occurring in the north and northeastern end of the county and some of it is becoming rather dense. Unfortunately, the fire protection in Long County is not equipped to handle high density development. Increasingly dense development in once rural areas creates a problem for fire protection services. Given that much of this development has come in the form of manufactured and mobile homes, the ability of any fire department to save a burning home of such types is limited. However if there is substantial spacing between housing units, fire protection personnel can reach the catastrophe in time to prevent fire from spreading to other dwellings. Subdivision regulations and a zoning ordinance can be used to address this issue. Also, mobile home park regulations can require features to increase safety and fire prevention in dense forms of development.

Commercial. This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use on one building or grouped together in a shopping center or office building. Commercial development in the City of Ludowici has consistently occurred along the two major high volume traffic corridors that bisect the city. These corridors are the U.S. Highway #84 corridor which is four lanes wide and Georgia Highway #57 which is partially shared by U.S. Highway #301 to the north after it intersects U.S. #84. State Highway #57 is also commonly referred to as the Wiregrass Trail. Currently there are efforts to enhance the aesthetic quality of the Wiregrass Trail from its origin in Darien all the way to the point where the highway intersects Interstate Highway #16 in Candler County. It is natural for commercial land uses to occur along these routes due to their ideal location for the traveling consumer market. Also, these routes represent the central areas of the city, which makes businesses easily identifiable to residents of both the city and the unincorporated areas of the county.

There are very few commercial land uses in the unincorporated areas of the county. Many of these are in the form of mixed uses of both low volume commercial and residential. Many are in the form of home businesses, home occupations, and rural businesses. In some cases there are restaurants coupled with the proprietor's residence. Combinations of agricultural, residential, commercial, and even industrial land uses are common to rural areas and country living. Any future development regulations must accommodate this phenomenon because it is a necessary component of the quality of life in rural areas.

Industrial. This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses, organized into general categories of intensity. Currently there are no truly industrial land uses in

Ludowici. In the mid 1970's there were two industrial land uses within the City of Ludowici that together encompassed only 5.4 acres of the total useable land in the city. One company, Mantex Corporation, manufactured apparel in a structure located on a small corner lot at Main and McQueen street. The other company was Florida Plywood Corporation, which had a lumber yard with rail access at the end parcel on Plywood Street. Today these businesses no longer exist and their land is no longer under industrial use. The apparel plant is now under a commercial classification and the lumber yard has been converted into residential use according to a recent survey.

Most Industrial land uses in the unincorporated areas of the county have been resource based such as clay and sand surface mining, lumber, and pulpwood processing. However, there is industrial land available in the unincorporated portion of the county for businesses not dependent upon their approximation to raw materials. The Long County Development Authority owns an industrial site one mile north of Ludowici off of U.S. Highway #84 next to the County Road Department.

Public/Institutional. This category includes certain state, federal or local government uses, and institutional land uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Almost all of the public and institutional land use acreage in the county is Fort Stewart. The remainder that is not part of Fort Stewart is either in the City of Ludowici or the Long County Road Department. The existing public buildings are displayed on the community facilities map of Ludowici.

Transportation/Communication/Utilities. This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses. This land use classification is dominated in Long County by easements and right-of-ways. The number reflects an estimate based on the length and width of all recorded roads, power lines, rail lines, gas pipelines, and drainage easements. It is not certain how many of these easements may now be abandoned or may exist but are not recorded on a map. Given the steadily climbing cost of land throughout the State of Georgia, it is best that different service and utility providers coordinate their future easement plans and share right-of-ways whenever possible.

Park/Recreation/Conservation. This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses. The recreation facilities in Ludowici and along the Altamaha River are described in the community facilities element. Currently these facilities occupy

only a small portion of the city and even smaller in the context of the entire county. Recreational facilities such as lighted stadiums, gun ranges, and motor vehicle parks are often incompatible uses in residential neighborhoods due to noise, traffic, and bright lighting during peak use. For this reason, such facilities are better suited for location on the outskirts of the city.

There are several private and non-profit organizations like the Trust for Public Lands and the Georgia Nature Conservancy that actively identify and purchase sensitive lands throughout the state. If any areas were to be set aside for conservation and protection, they would be best located along the Altamaha River flood basin.

Agriculture. This category is for land dedicated to agriculture, farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.) or other similar rural uses such as pastureland not in commercial use. Agriculture is predominantly confined to the northern end of the county where the land is more suitable for growing row crops, tobacco, and feed grains, which are the main staples of Long County's harvested agriculture. Also located in the northern tier of the county are broiler hen houses. In 2002 these farms sold more than 3.4 million broiler hens. Hen houses, hog pens, and cattle feed lots are often considered undesirable when located near residential land uses. Aerial application of chemical pesticides is also an annoyance to residents. When people settle in rural areas for residential purposes, they often overlook the negative externalities associated with country living. Then when these negative impacts from agricultural land uses become bothersome, the residents cry out for zoning and prohibition from the undesirable features of rural living. The State of Georgia was founded on its abundant agricultural resources. Agriculture has and will always be the main stay of the State's economic prosperity. For this reason, residential land uses should not be located where they will be a potential threat to established agricultural uses. Also, local farmers should be actively involved in the promulgation of any future land use regulations in Long County.

Forestry. This category is for land dedicated to commercial timber or pulpwood harvesting or other similar rural uses such as woodlands not in commercial use. Forestry is the most dominant land use in the county comprising 233,000 acres. Much of what is listed as undeveloped and unused in the land use map has a high potential for forestry cultivation. These undeveloped and unused areas are made up of mixed woodland and can be harvested separately for their hardwoods and pine. Much of this resource will only be good for pulp, presswood, or particle board, but once the land is harvested, this land can be used to grow pines for lumber and pole timber. For this reason, much of the unused or undeveloped land should be considered potential forest land. However, it is extremely difficult to determine how much will be harvested cultivated in the future without extensive knowledge of the market demand in the wood products industries.

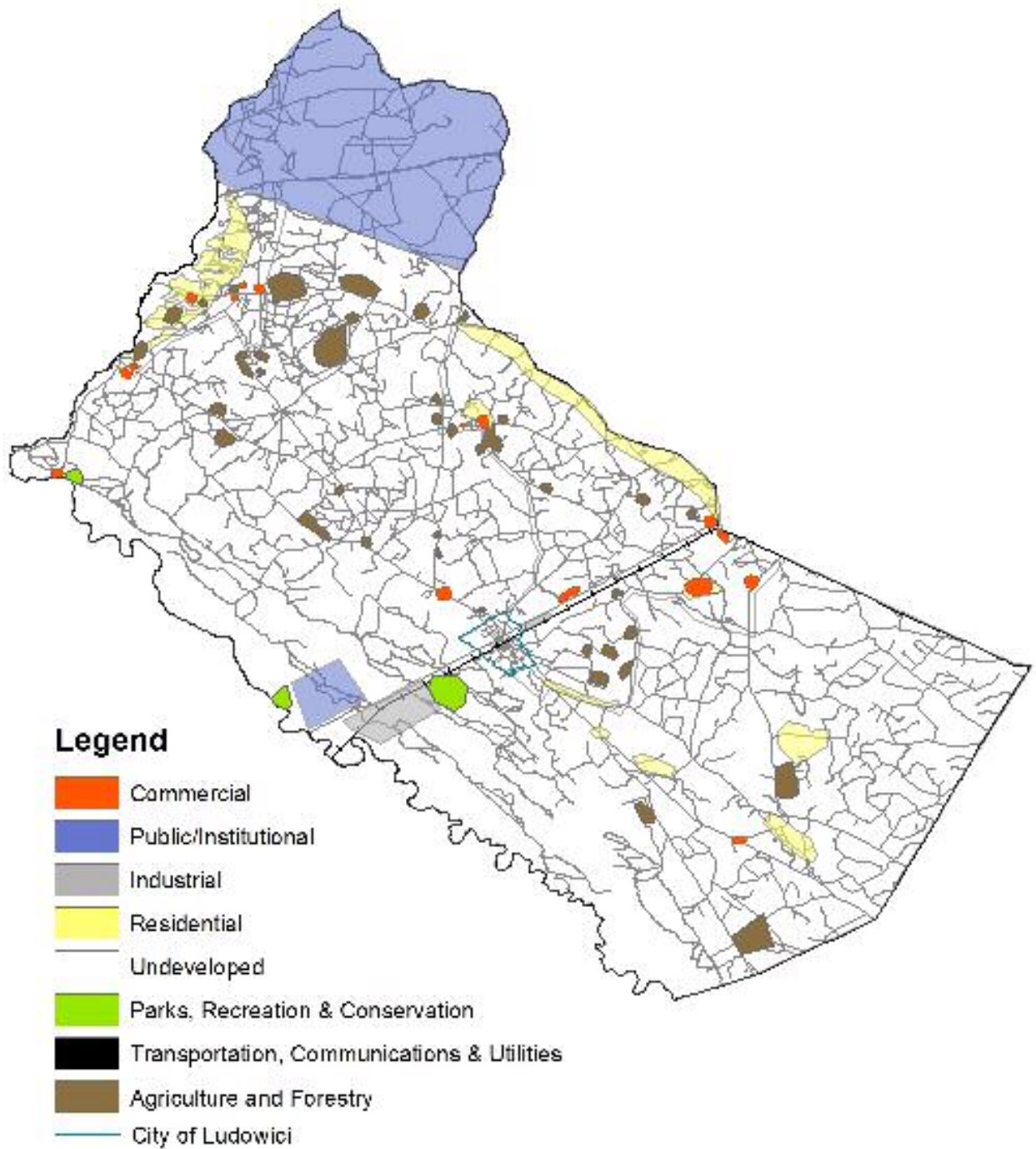
Table LU-1

Estimated Land Use Distribution by parcel in acres

Classification	Long County	City of Ludowici	Uninc. Areas
Agriculture & Forestry	24,182	558	23,624
Residential	11,219	507	10,712
Commercial	25	15	10
Industrial	66	0	66
Public & Institutional	28,156	38	28,118
Recreation & Conservation	12	9	3
Transportation, Communication & Utilities	33,363	185	33,178
Unused or Undeveloped	159,617	95	159,521
Total	256,640	1,408	255,232

Source: Coastal Georgia Regional Development Center Geographical Information System
Long County 2004 Tax Digest

Long County Existing Land Use



Future Land Use

To ensure that adequate land is dedicated to each land use according to future needs acreage must be projected throughout the planning period to ensure the future land use map reflects anticipated development and growth. The City of Ludowici is expected to see a slight decline in population over the next twenty years given current policies and past population growth. For this reason, it is anticipated that less residential land will be needed. However, because Ludowici is the only place in the county where water and sewer service are available, it is expected that many of the residential lands along U.S. Highway #84 and Georgia Highway #57 will become commercial land uses. Therefore despite a decline in population, there will be a rise in commerce in the city.

The city is in a current population decline which does not mean it will become less utilized. On the contrary, much of the actual residential growth of the city lies just beyond the current city limits. On average, people in our society demand more space. For residential development this trend translates to large lot sizes. Current local taxation policies and ease of modern travel make owning larger residential lots outside the city limits more feasible.

Ludowici Industrial -Even though there are no existing industrial uses in the City of Ludowici, there is still a need to set aside lands for such uses. These industrial lands must have direct access to either U.S. Highway #84, Georgia Highway #57 or a spur from the CSX rail line that bisects the city.

Agricultural and Forestry in the unincorporated areas of Long County -In spite of thriving agricultural and forestry industries, portions of existing agricultural and forest lands in the unincorporated areas of the county will be sold off in small parcels for residential purposes. Development pressure from neighboring Liberty County will tempt many foresters and farmers to sell off road front parcels to prospective residents. This activity may have short term benefits and profits. However in the long run, such activity may work against the forestry and farming industry as a whole.

Table LU-2 explains the anticipated exchange of undeveloped, unused, agricultural, and forest land uses for greater amounts of residential land uses.

Table LU-2 Long County unincorporated area

Future Land Use Distribution in acres

Classification	2000	2005	2010	2015
Agriculture & Forestry	38,975	23,624	23,624	23,150
Residential	2,546	10,712	11,783	12,702
Commercial	11	12	13	15
Industrial	76	84	92	100
Public & Institutional	28,118	28,118	28,118	28,118
Recreation & Conservation	3	4	4	4
Transportation, Communication & Utilities	33,178	33,178	33,178	33,178
Unused & Undeveloped	152,325	159,500	158,420	157,965
Total	255,232	255,232	255,232	255,232

Source: Coastal Georgia RDC, 1994
Long County Tax Digest 204

Residential land uses in the unincorporated areas of Long County -

Residential concentrations are increasing in the north and north western portions of the county which is evident from increased traffic counts reported in these areas. Much of this development is the result of the population surge caused by a constantly expanding military installation, Fort Stewart. If there is a reduction in forces or a closure of the Fort, these areas will become vacant once again. Fortunately, much of the residential housing in this area is in the form of mobile homes. These structures can be easily removed from the property and the land can once again revert to its original agricultural or forestry use. In the event of base closure, permanent housing structures will be devalued and perhaps unable for resale.

Residential development must not be allowed to impede agricultural or forestry uses as well as any potential for industrial or commercial development. This requires all new residential development to be located on roads other than major highway corridors and away from agricultural uses that may be a nuisance to residents. Also, residential development must be limited on unpaved roads. It is important that growth be managed so that county facilities and services are put to their most efficient and economical use.

Industrial Growth in the unincorporated areas of Long County -There will be industrial growth in the unincorporated areas of the county. Concerted efforts are underway to further develop the Long County Development Authority's industrial

site. This facility may expand the industrial/manufacturing base of the county planning period. Land parcels fronting U.S. #84 must be preserved for either industrial development, warehousing or high volume commercial. Single family residential development with parcels abutting this highway will be a waste of this valuable land.

Transportation, Communication and Utility easements -It is assumed that that needed easements for transportation, communication, & utilities will be constant. With the adoption and enforcement of proper subdivision regulations, there will be an increase in these easements. However, it is difficult to predict an amount for these since there are currently no land development policies defined.

Public Recreation and Conservation lands -Recreation and conservation land will grow minimally. Public access points to the Altamaha River are established. These points will possibly see some minor expansion. Most new recreation facilities will be developed in the City of Ludowici, which is central to all locations in the county. Neither the City Council nor the County Commission has the fiscal resources to purchase and dedicate land for conservation.

Unused and Undeveloped lands -These lands are in no way to be unused or remain undeveloped. Their current and future use has not been determined in this plan. Any future land use regulations will associate these lands with agricultural and forestry land uses.

Areas within the Community Proposed to Receive Particular Types of Growth

Some areas along State Highway 84 are proposed to receive industrial growth. Long County expects higher levels of residential and commercial growth as a result of new industry developing in the county.

Recent development in Long County has occurred primarily in unincorporated areas. Development in the unincorporated areas of Long County is scattered with no apparent locations of intense density. The county does not currently have any policies or regulations linking development and infrastructure availability, which limits its ability to encourage growth in particular areas where infrastructure is available or expansion is planned.

Areas Likely to be Annexed

There are no plans for annexation during the planning period. There is an existing annexation agreement between the county and the City of Ludowici should an annexation issue arise.

Timing and Sequence of Infrastructure Improvements

Currently, there is an infrastructure expansion project being developed in the industrial sites along State Highway 84.

Areas identified as Critical and Sensitive Areas Subject to Natural Hazards

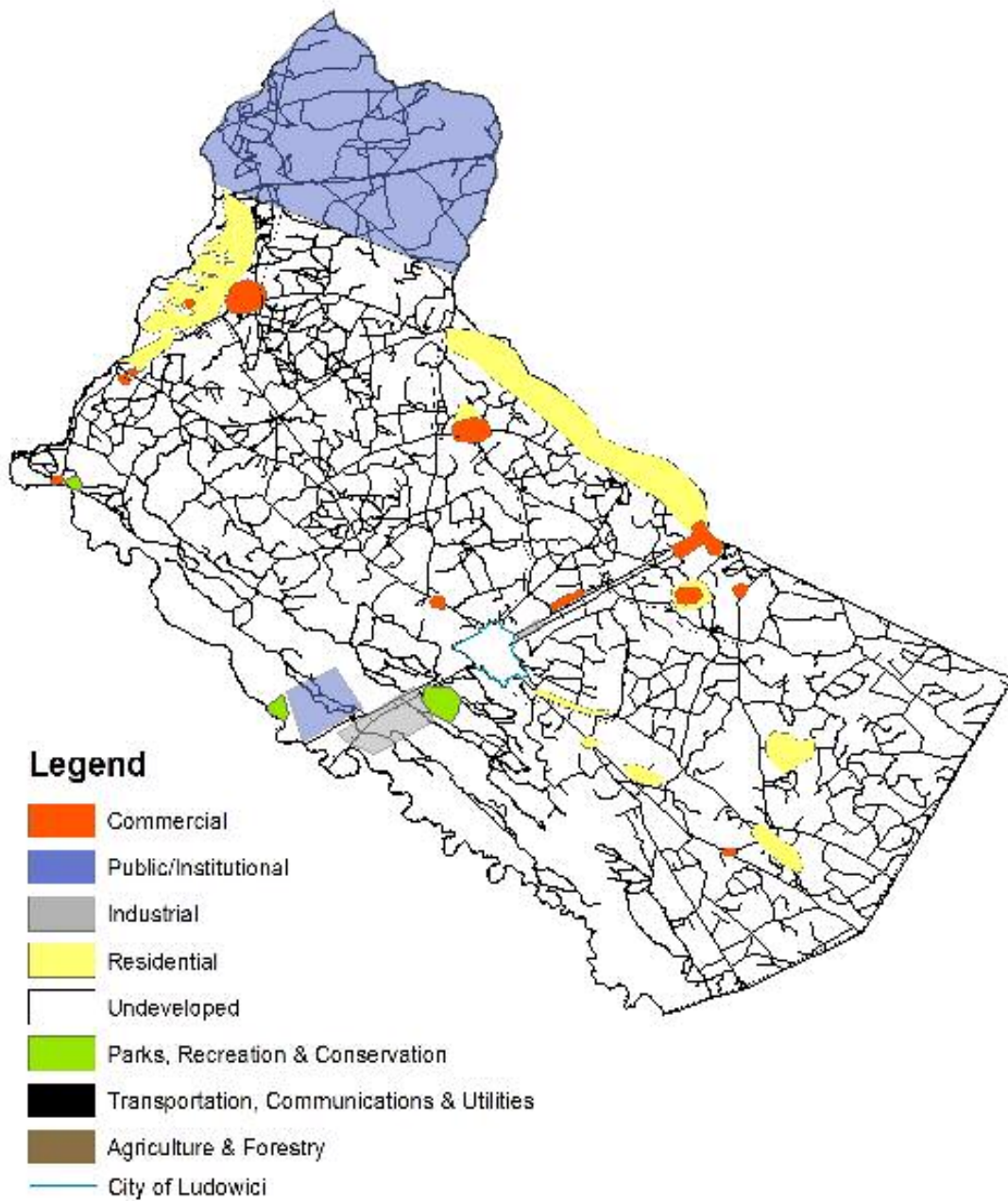
Water quantity and quality were identified as the most important natural resources issues throughout the planning process. Development regulations for impaired watersheds, groundwater recharge areas with high susceptibility to pollution, water supply watersheds, and along the Altamaha River need to be developed. Currently, the county has adopted the minimum required environmental protection ordinances. New land use regulations should include these minimum requirements as well as more stringent requirements for the most critical and sensitive areas.

Areas of Cultural, Historic, or Archeological Interest

Preservation of the scenic view sheds along Scenic Byway route SR 57 is important due to the scenic significance of this roadway. The development of land use regulations in Long County will be required if these scenic view sheds are to be protected.

There is currently no review mechanism other than national historic property legislation to evaluate negative effects of potential projects. Since many projects do not involve the use of federal funds, not all historic properties are subject to such comprehensive review. The NRHP-listed historic properties will need to be incorporated in land use regulations such as historic preservation guidelines.

Long County Future Land Use



6.2.0.0: Assessment

Current Land Use

Historical Factors

Long County is a unique coastal Georgia county whose history has been affected by geography and international politics. Its history mirrors the nation's: Indian and Colonial settlements, the American Revolution, the War Between The States, and all the military conflicts of the twentieth century. Archaeological evidence indicates Native Americans lived along the coast in 2500 B.C. Their seminomadic lifestyle was supported by abundant supplies of animals, birds and seafood - especially shellfish. Mounds of oyster shells eventually provided the aggregate for settler's "tabby" houses constructed of timber covered with a mixture of sand, lime and oyster shells.

History records the Spanish explorer Menendez de Aviles, settled St. Catherine's Island in 1565, while founding St. Augustine, Florida and Port Royal, South Carolina. Spanish, English, French and privateer forces alternately ruled the area for most of the following two centuries, until 1733 when British General James Oglethorpe founded the Province of Georgia on the site of the city of Savannah. Oglethorpe affirmed British governance of the coast through exploration, road and fortification building, and battles against the Spanish.

Long County was founded on August 14, 1920 out of land previously belonging to Liberty and McIntosh counties. Consequently, the character of Long County is quite different than the coast.

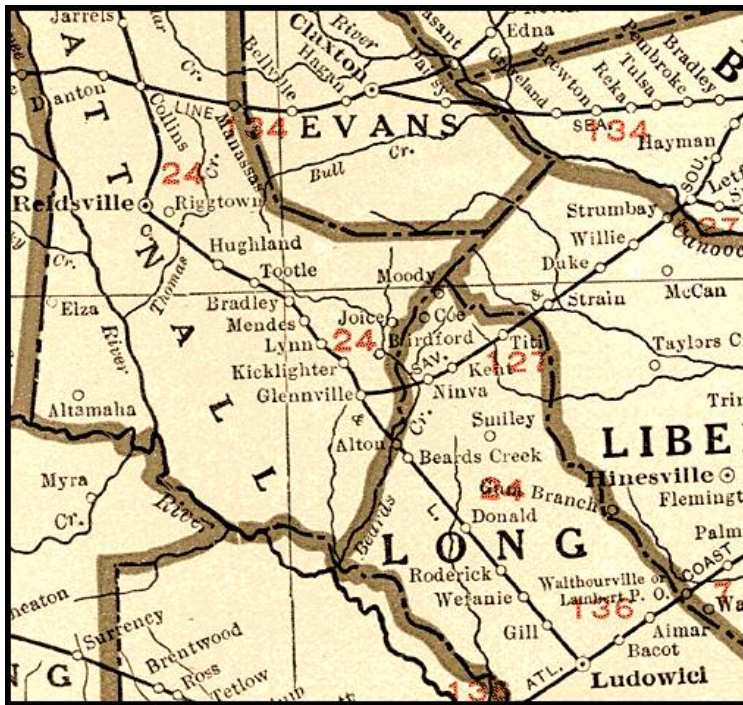
Probably the single most important factor in giving Long County distinction is the almost universal use of the red tile roofs on the buildings. The Ludowici Celadon Company operated a tile factory in Ludowici from 1905-1914. Almost every house built during that time was covered with the red Ludowici tile.

The tile company had another quite noticeable effect in the town. Mr. Ludowici put up \$1000 to help build a new school if the town would take his name; the town agreed. Thus, Ludowici was named for a German tile manufacturer and is not an Indian name as some people have alleged.

The development of the railroad has strongly influenced development patterns. The Georgia Railroad Company was chartered by an Act of the Georgia

Legislature in 1833 to build a line of railroad from Augusta to Athens with branches to Madison and Eatonton. In 1919 the Collins and Ludowici took over the northern section of the former Georgia Coast and Piedmont Railroad which had been sold and broken up after entering receivership in 1915. Although the southern part of the line, from Glennville to Darien and Brunswick, was abandoned, the northern segment retained enough traffic to continue operating.

Collins & Ludowici Railroad



The railroad provided the impetus for growth in the county and strongly influenced land use patterns. Almost uniformly throughout the county, residential development was clustered along both sides of the railroad tracks so workers could walk to work. Commercial establishments were also located in residential areas. In short, the railroad became the focus of residential and commercial development.

By the 1960s, railroad traffic gave way other transportation modes as the wave of large-scale highways projects through the southeast and the nation led to declining rail needs. Both passenger and commercial rail service declined substantially. The Interstate and State Route system developed in the 1960s has a significant impact on land use in the county. As several State Routes cut

through Long County, residents no longer had a need to reside in or around the municipalities. With the automobile providing mobility, more and more residents worked in neighboring jurisdictions. Furthermore, more and more manufacturing plants located away from Long County. Further sprawl was limited only by the lack of water and sewer infrastructure.

The agricultural history of the county is also important in understanding land use changes. Throughout the years, the county's farming and forestry sectors have evolved to respond to market demands. The trend indicates fewer but larger farms as compared to the early part of the 20th century. Based on the USDA National Agricultural Statistics Service, 2002 Census of Agriculture, Long County farm lands had the following properties:

Table LU-3

Farms	2002	1997	1992	1987
Number	76	73	67	75
Acreage	23,624	18,572	11,969	12,380
Average Size (acres)	311	254	179	165

Land Use Patterns and Infrastructure Improvements

Certain types of infrastructure, such as water, sewer, and transportation influence where and how much development occurs. To date, water and sewer availability has ensured that most commercial and industrial development has occurred in proximity to the municipality. Residential development, on the other hand, has not been subject to this limitation. As noted in the Housing section, the exponential growth of housing in the unincorporated areas is due to the availability of septic tanks and the lack of land use regulations concerning mobile home units. The county's vast State Route system provides further incentive for residents to locate away from populated areas.

Throughout communities all over the State of Georgia and the United States there are many types of local government policies used to manage and control land use and land development. Subdivision regulations, agricultural protection ordinances, zoning ordinances, business license requirements, building codes, Mobile home park regulations, performance regulations, utility tap on regulations, sign regulations, and impact fees are among few types of local policies used in various ways to manage development and protect the public interests.

Subdivision Regulations -Often subdivision regulations are the first forms of land use regulation established by a county or city so that the local authority can track and manage means by which land is divided and sold. Without effective and enforced subdivision regulations, many counties have allowed land fraud to perpetuate. Section 15-6-67 O.C.G.A. now requires an officially licensed land surveyor to certify the validity of the land, a legal description of the property and its ownership, and, if regulations are in place, permission of either a planning commission or elected municipal body to authorize the division of any parcel of land into two or more parts. Prior to this legislation, only a legal description was needed to record land subdivision regardless of whether the person recording the deed actually owned the property or if the property physically existed.

When Long County drafts subdivision regulations the following issues must be addressed:

1. Requirements for minor subdivisions vs. major subdivisions.
2. Lot size and easement widths.
3. New road and street construction including; asphalt and substrate thickness, road width, curb & gutter, cul-de-sac radius, etc.
4. Preliminary Plat requirements, inspection and enforcement.
5. Wetlands and flood plains.
6. Storm water management, soil erosion and sedimentation.
7. Water and sewerage system compatibility.
8. Existing road conditions. (limits to dirt road capacity)
9. Special features; e.g. fire hydrants, dry hydrants, street lighting, garbage collection, mail boxes, fire breaks.

Zoning Ordinance -Zoning is a popular style of land use regulations. In a zoning ordinance, there are different sets of land development regulations associated directly with the uses that apply to property depending on which zone the property lies. This style of regulation works well in city to manage the level of development in certain areas so that it may not overburden existing facilities and services. Zoning also acts to preserve neighborhood environments in cities. However, it does not work as well in a rural county. Since a county does not provide water or sewer, development capacity depends mostly on roads. For this reason, rural counties are better served by land development regulations that limit development by the type of road a parcel of property fronts.

Enforcement -Both subdivision regulations and zoning ordinances are worthless unless there is a competent and efficient means of enforcement. There are several ways in which land development regulations can be enforced. The more popular forms of enforcement are through building permits and business licensure. Building permits include mobile home relocation, well, and septic tank permits and business licenses include alcohol beverage license. The most effective form of enforcement is through electric service. This requires full cooperation of every electric company in the county. The only means of enforcement practiced currently by the city and county is business licensure. This will only serve to regulate commercial land uses. Building, well, septic tank, and mobile home placement inspection are most needed by the county and city.

Blighted Areas

In general, Long County has very few and isolated blighted areas. While there are buildings falling into disrepair due to abandonment, these buildings are isolated. While there are dwelling units in the unincorporated areas of the county that are deteriorating or dilapidated, they are scattered and not noticeable in any discernable area.

There are currently no transitional areas undergoing shifts in predominate land use.

Environmentally Sensitive and Locally Valued land

Environmentally sensitive areas are in need of protection. To the extent possible, the County should attempt to encourage development away from the groundwater recharge areas, wetlands, floodplains, and primary agricultural lands. There are significant land parcels outside these environmentally sensitive areas to develop. Population and housing growth rates are projected to be significant; however, there are plenty to locations that do not impact environmentally sensitive areas.

Cultural resources are highly valued by residents of Long County. The county is pursuing historic-based tourism as an economic development strategy. Furthermore, the county is participating in trail projects including The Wiregrass Trail along SR 57. This trail was selected for recognition because of its scenic importance. Future development should not impact these resources.

Future Land Use

Assessment

Approximately 808 acres of undeveloped land will be needed to accommodate growth in other land uses. The largest increase in land use growth share will occur in residential and industrial, both projected to grow by 19 per cent.

Other land use changes are relatively minor; however, residential acreage will increase by more than 700 acres. This reflects an assumption, based on housing projections contained in the Housing section, of approximately 0.5 dwelling units per acre. The density assumption is supported by the distribution of housing. Current trends indicate that typical residential densities in the unincorporated areas are approximately 1 dwelling units per acre and between 0.2 to 0.75 dwelling units per acre in the municipalities. Applying those ratios to projected housing location yields the 0.5 figure.

The industrial land use classification is expected to increase reflecting the county's economic goal of above average growth in manufacturing. Approximately 50 additional acres will be needed to accommodate industrial growth through the planning period.

Natural and cultural resources account for much of Long County's acreage. The need to protect these resources is paramount. As noted, the County attempt to encourage development away from the groundwater recharge areas, wetlands, floodplains, and primary agricultural lands. There are significant land parcels outside these environmentally sensitive areas to develop. Population and housing growth rates are projected to be significant. There are plenty to locations to develop that do not impact environmentally sensitive areas.

The Future Land Use map is an important tool used in implementing the Comprehensive Plan. The map does not represent an exact pattern of development but identifies appropriate areas of opportunity for each land use category to accommodate the projected growth.

Throughout the planning horizon, real estate markets and the availability of infrastructure and services will determine the exact location and timing of development. The map is intended as a guideline for elected officials and local government staff in making development decisions. As local economics and demographics change over time, so too should the Future Land Use map. It requires periodic monitoring to ensure that development decisions are being made using the most accurate illustration of the desired future growth patterns.

6.3.0.0: Goals & Implementation

Goals and Policies

Long County will continue to work to ensure wise management of its natural resources. To ensure that end, Long County will periodically evaluate the need and feasibility of establishing a Planning Commission, subdivision regulations, zoning ordinances, and land development regulations.

Goal 1: Promote the health and safety of the general public.

Policy 1.1: Ensure developments are setback at proper intervals so as to prevent potable water well contamination.

Policy 1.2: Prohibit single family residential developments from fronting high volume traffic corridors.

Policy 1.3: Require buffer zones between heavy industrial and high volume commercial land uses and residential areas.

Goal 2: Minimize negative impacts associated with new development on environmentally sensitive areas.

Policy 2-1: Maintain water quality through the protection of environmentally sensitive lands.

Goal 3: Coordinate new development with public facilities.

Policy 3-1: Invest in facilities construction and expansion and services in areas designated for growth.

Policy 3-2: Base project approval decisions on the ability of the existing or planned public facilities to accommodate increased use.

Goal 4: Protect property values.

Policy 4.1: Protect residential areas from intrusion of incompatible and conflicting land uses.

Policy 4.2: Promote the development of scenic buffers between conflicting land uses.

Policy 4.3: Maintain the integrity of land use districts and strictly adhere to policies set forth in future land use regulation ordinances.

Policy 4.4: Protect agricultural and forestry land uses from being encumbered by uncontrolled residential growth.

Goal 5: Use development regulations to maximize the efficiency of existing and future facilities and services.

Policy 5.1: Promote higher density development growth in areas where water and sewer are available.

Policy 5.2: Focus residential development within close proximity to fire stations and locate structures within developments near fire - hydrants.

Policy 5.3: Promote industrial and high volume commercial development along highways of four lanes or greater.

Long County Land Use

Long: Report of Accomplishments

Land Use		
Activity	Status	Explanation
Create Consolidated City-County Planning Commission.	Not Accomplished	Previous evaluation indicated insufficient need and lack of adequate resources. Issue will be periodically evaluated.
Consider establishment of consolidated City-County land subdivision regulations.	Not Accomplished	Previous evaluation indicated insufficient need and lack of adequate resources. Issue will be periodically evaluated.
Consider establishment of consolidated City-County Zoning Ordinance and Land Development Regulations.	Not Accomplished	Previous evaluation indicated insufficient need and lack of adequate resources. Issue will be periodically evaluated along with alternatives.

Short Term Work Program

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Ensure developments are setback at proper intervals so as to prevent potable water well contamination.	2005, 2006, 2007, 2008, 2009	County	None	None
Require buffer zones between heavy industrial and high volume commercial land uses and residential areas.	2005, 2006, 2007, 2008, 2009	County	Unknown	Commercial developers
Maintain water quality through the protection of environmentally sensitive lands.	2005, 2006, 2007, 2008, 2009	County in cooperation with DNR	Unknown	Coastal Zone Management Grant